

17.12.070: LOTS; DESIGN STANDARDS:

- A. Building Sites: The lot arrangement, design, and shape shall be such that lots will provide satisfactory and desirable sites for buildings, be properly related to topography and conform to requirements set forth herein. Lots shall not contain peculiarly shaped elongations solely to provide necessary square footage which would be unusable for normal purposes.
- B. Size Of Lots: All lots shown on the subdivision plat must conform to the minimum requirements of the zone in which the subdivision is located.
- C. Corner Lots: Wherever possible corner lots shall have ten feet (10') extra width to accommodate the additional setback requirements.
- D. Angle Of Lot Lines: Side lot lines shall be approximately at right angles, or radial to the street line, except where topographic conditions make it advisable to have side lot lines deflect at sharper angles.
- E. Parts Of Lots: All remnants of lots below minimum size left over after subdividing of a larger tract must be attached to adjacent lots rather than allowed to remain as unusable parcels. Protection strips shall not be permitted.
- F. Multiple Ownership Of Lots: Where the land covered by a subdivision includes two (2) or more parcels in separate ownership and the lot arrangement is such that a property ownership line divides one or more lots, the subdivision shall be considered as a joint project and the final plat shall be signed by all affected property owners.
- G. Conformance To Standards: Any lot that contains a portion of ground within the CE-1 zone shall conform to the CE-1 zone standards. (Ord. 2002-04, 3-20-2002)